



July 2018 Board Newsletter

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Greetings!

At Heritage, we understand that Board leadership is often changing. As your proud partner, we are here to help. Keeping volunteers up to date with our industry is just one of the ways we make the Board's work easier. Always check out newsletters for the latest information and be sure to let us know how we can serve you even better!

2018 Board Training Sign Up

At Heritage, we are committed to adding value to your community and your Board. As a result we have a series of complimentary training courses on various topics throughout the year at our corporate office. Below are some of the classes we will be hosting in 2018.

July

Collections (Thursday July 12th) - [Click Here to Sign Up](#)

Treasurer's Training - Budget Focus (Thursday, July 26th) - [Click Here to Sign Up!](#)

August

Reserve Study/CapEx Project (Thursday, August 9th) - [Click Here to Sign Up!](#)

Treasurer's Training - Budget Focus (Thursday, August 23rd) - [Click Here to Sign Up!](#)

September - Preventative Maintenance

October - Collections

The Algae Triangle: Managing Nuisance Aquatic Plants without Pesticides



By: Gavin Ferris, Ecologist at SOLitude Lake Management

I frequently use herbicides and algaecides in my line of work. Having attended college and graduate school to be an Ecologist, it isn't something I thought I would do very often, but with the frequency of environmental problems that involve invasive flora, nuisance aquatic weeds and potentially-toxic algae, EPA-approved pesticides are an invaluable tool. There are, however, times when pesticide use is impractical, imprudent, illegal or impossible. Maybe the HOA or property manager prefers that pesticides not be applied to nearby waters. Perhaps the regulatory bodies in a given area aren't permitting the use of certain products. Whatever the reason, sometimes this option just isn't on the table. But how do we effectively manage algae and weeds without pesticides?

I employ a simple concept that I call the algae triangle, though it works for all forms of vegetation. If you had the same fire safety lessons in elementary school, you may remember the Fire Triangle, which is based on the idea that three elements are necessary for fire: fuel, oxygen and heat. If you have enough of all three, you'll ignite a fire. Eliminate any corner of the triangle, and the fire goes out. Similarly, if you have water, sunlight and nutrients, you'll likely develop some form of algae or vegetation. If the triangle becomes too imbalanced, the resulting plant species can become a nuisance.

[Click Here to Keep Reading](#)

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What's Happening on Facebook?

What's Happening on Facebook



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facebook.com/HeritagePropertyAtlanta
for weekly tips and advice!



Important things
you should know
about pool water
this summer.



What is HOA due
process and why
does it matter?

[Click Here to See More!](#)

Pool Season Winding Down

We hope everyone is enjoying the pool this summer, whether you're watching your kids play, taking a dip yourself, or just relaxing poolside. Believe it or not, it's already time to start thinking about wrapping up this pool season, as well as considerations for pool-related off-season issues too.

Be on the lookout for renewal contracts, assuming you are not on an auto-renew schedule. If you are set up to auto-renew but are looking to make a change to your pool service company, be sure you let them know before your renewal date--some have restart dates as early as September 1. Additionally, as chemical and labor costs increase, it might benefit you to enter into a multi-year contract in order to lock in certain pricing if you are happy with your current service provider.

Hopefully, your pool company will provide you with proposals for off-season repairs and renovations for this year as well as projected recommendations for the next few years ahead. Be sure to examine both required repairs and suggested upgrades, such as heat pumps, salt systems, LED lighting, ozone or UV options, etc. You'll want to go ahead and schedule anything you can during the fall, as many companies are able to offer better pricing during this time.

In the meantime, keep enjoying the fresh air and sunshine at your local pool. Happy summer!



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SAFETY. OUR FIRST PRIORITY.

Reminder of Helpful Links



Orientation Package

Are you a new Board member or new to the Heritage Family?

[Click Here to View the Owner Welcome to the Board Orientation Package!](#)

Resource Center

A full resource center at your finger tips!

[Click Here to View our Resource Center](#)



Specialty Services

Worried about Delinquencies?



A Collection Agency is your best option. Keep all money owed to the Association! Contact info@magnumsvc.com

Working on Capital Improvements?



We have a very talented construction and maintenance team! Please reach out to Heritage Construction and Maintenance Company for more information!

www.heritagecmc.com

Concerned about Lease Monitoring?



[Learn how we can H.E.L.P. often at no charge to the Association!](#)
[Click Here for Additional Information](#)

[For additional information on all of our programs:](#)
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Prior Board Newsletters



Prior Board Newsletters

For past issues of our newsletters, click the link below.

[Click Here to Access our Board Newsletter Archive](#)

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